

PARTICULAR HOUSING NEEDS POLICY



APPROVED BY HHP BOARD:
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hebridean housing
partnership

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INTRODUCTION

- 1.1 Good quality, accessible and affordable housing is fundamental in enabling people to live independently in their community safely and well, and achieving their full potential.
- 1.2 Accessing appropriate housing can be a challenging process for people with particular needs or requirements at times. We recognise that when people's circumstances/physical needs change, they very often do not want to move from their own homes.
- 1.3 This policy supports HHP's compliance with relevant the housing, equality, human rights and data protection legislation, the Scottish Social Housing Charter, and the Scottish Housing Regulator's Regulatory Framework. It will be applied fairly, transparently and consistently, with reasonable adjustments made where required, and with due regard to the needs of people with protected characteristics.

AIMS

- 2.1 Our aims are:
 - a) to enable tenants to remain in their homes (wherever possible) by working together with them, the Occupational Therapy service, Health & Social Care and others, to provide any practicable adaptations necessary to make that happen.
 - b) To work in partnership with a variety of local agencies and organisations to assess particular housing needs of our tenants and applicants.
 - c) To give people the earliest possible opportunity to let us know of their particular needs so that it can be built into our new build and refurbishment programmes.
 - d) To increase the choices for people with particular housing needs by providing a range of suitable housing.

BUILDING NEW HOMES

- 3.1 When planning future developments, we will be sensitive to the needs of prospective tenants in terms of area, recognising that it is appropriate for the elderly, and people with mobility problems to be close to amenities and public transport etc.
- 3.2 We will make provision for particular needs housing wherever possible, within new housing developments.
- 3.3 If a specially designed or adapted house or houses are required, we will develop these to a type and scale which fits in with the surrounding environment and is compatible with the rest of the housing development.
- 3.4 All new build ground floor houses will be built to 'varying needs' standards which are intended to accommodate the changing needs of the householders as they move through the stages of life.
- 3.5 There will be some cases where it is appropriate to identify future tenants prior to or during a new build development and where this is necessary, the Allocations Policy will still be applied to assess those in most housing need.

USE OF HOUSING STOCK

- 4.1 We will seek, through our Allocations Policy, to ensure that the best use is made of existing housing stock. Where vacancies arise in homes which have adaptations, we will give priority to applicants who require a home with these adaptations.
- 4.2 There will be times when an adapted home is no longer required by the household but would be beneficial to someone on the waiting list. In those circumstances we will work with the tenants to reach an agreement to rehouse them in another suitable home in line with our Allocations Policy.

TENURE

- 5.1 We will offer tenants security of tenure by offering a legally binding Scottish Secure Tenancy agreement unless there is a legal reason that prevents us from doing so.

EQUAL OPPORTUNITIES

- 6.1 HHP is committed to applying this policy fairly and consistently, in line with the Equality Act 2010. We will not unlawfully discriminate against, harass or victimise any applicant or tenant because of age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex, or sexual orientation. We will make reasonable adjustments where required, provide information in accessible formats where reasonably practicable, and ensure decisions are based on housing need and applied transparently.

MONITORING AND REVIEW OF THE POLICY

- 7.1 This policy will be reviewed every three years in line with the policy review schedule.
- 7.2 The following will be reported to the Board on an annual basis in May/June:
- a) total number of adapted properties
 - b) number of new adapted properties
 - c) number on the waiting list for an adapted property
 - d) number of adaptations carried out during the year
 - e) number of adapted properties returned during the year

INTERPRETATIONS & ABBREVIATIONS

The following interpretation and abbreviations are used in this policy:

WORD	INTERPRETATION
<i>We or Our</i>	Hebridean Housing Partnership
<i>Board</i>	Means the Board of the Hebridean Housing Partnership
<i>Board Members</i>	All Members of the Board including co-opted Members
<i>IJB</i>	The Integrated Joint Board is the formal Health and Social Care Partnership between the Western Isles Health Board and Comhairle Nan Eilean Siar
<i>CNES</i>	Comhairle Nan Eilean Siar
<i>WIHB</i>	Western Isles Health Board
<i>Adapted Housing</i>	Referring to houses that have been specially designed or adapted to a tenant's physical needs, e.g. A wheelchair accessible flat
<i>Supported Accommodation</i>	Housing, whether specifically designed or not, that provides an element of care or support either through paid members of staff or by other statutory or voluntary agencies by way of an agreed care plan
<i>Particular Housing Needs</i>	A term for Housing for groups including, but not restricted to: • Older people; • People with physical disabilities; • People with learning disabilities; • People with poor mental health or ARBD and people who misuse drugs & alcohol; • People subject to domestic violence; and • Vulnerable young people



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